

**Excerpts, Planning Commission Minutes
November 14, 2001**

Application No. ZM-62-01, Gerald L. Stewart: Request to amend the York County Zoning Map by reclassifying two parcels located at 2425 Pocahontas Trail (Route 60) and 2395 Pocahontas Trail from RR (Rural Residential) to GB (General Business).

Mr. Michael King reported on the application, summarizing the staff memorandum to the Commission dated October 31, 2001, enhanced by video presentations. Mr. King noted the staff recommendation of approval by adopting Resolution PC01-35.

Mr. Semmes asked if the proffer statement received November 12 should become a part of the proposed resolution and Mr. King replied that it would.

The Chair opened the public hearing.

Billie M. Millner, Esq., Jones Blechman Woltz and Kelly, P.C., representing the applicant, introduced other principals including Messrs. Gerald Stewart, Tom Porterfield of Woodfin Oil Co., and Francis Norsworthy, property owner. Mr. Millner explained that the major users of the proposed facility would be vehicle fleets of local businesses who would use "controlled credit cards." He said there would be low visual intensity associated with the use.

Mr. James W. Noel, Jr., Director of the York County Office of Economic Development, spoke in support of approving the application. The applicants do an exceptionally good job operating their facilities, he said, adding that it would also provided a needed business service to corporate citizens.

Hearing no others, Chair Semmes closed the public hearing.

Discussion ensued about the shape of the driveway, and Mrs. White asked if it would be built more symmetrical than is shown on the concept plan. Mr. King explained that since it still is a concept plan and subject to approval by the Virginia Department of Transportation, appropriate design revisions could be made.

Mr. Hendricks moved the adoption of Resolution PC01-35(R-1) revised to include proffers dated November 12, 2001. By roll call vote, it was approved 5:0 (Mr. Simasek absent).

PC01-35(R-1)

On motion of Mr. Hendricks, which carried 5:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZM-62-01 TO AMEND THE YORK COUNTY ZONING MAP BY RECLASSIFYING TWO PARCELS LOCATED AT 2425 POCAHONTAS TRAIL (ROUTE 60) AND 2395 POCAHONTAS TRAIL (ROUTE 60) FROM RR (RURAL RESIDENTIAL) TO GB (GENERAL BUSINESS)

WHEREAS, Gerald L. Stewart has submitted Application No. ZM-62-01, which requests an amendment to the York County Zoning Map by reclassifying from RR (Rural Residential) to GB (General Business) two parcels located at 2425 and 2395 Pocahontas Trail (Route 60). The parcels are further identified as Assessor's Parcel Nos. 15-20 and 15-21; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of November, 2001, that Application No. ZM-62-01 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from RR (Rural Residential) to GB (General Business) two parcels located at 2425 and 2395 Pocahontas Trail (Route 60) and further identified as Assessor's Parcel No(s) 15-20 and 15-21.

BE IT FURTHER RESOLVED that Application No. ZM-62-01 is subject to the following conditions as indicated in the proffer statement entitled, "Conditional Proffer Statement of a Change of Zoning" and dated November 12, 2001, as set for the below:

1. That with respect to the Property marked "Site" and "Gerald L. Stewart" on the attached drawing and being owned by Gerald L. Stewart, the lighting will be consistent with lighting fixtures recommended by the Illuminating Engineering Society of north America (IESNA). All lighting shall use full cutoff fixtures.
2. That there will be a thirty-five-foot (35') transition buffer on the south side of the property abutting the Rural Residential property.
3. That the free-standing sign shall be a ground mounted monument type.

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